



Tidbury Green Parish Council

Brunning & Price Public Eating House Proposal Survey

October 2017

Contents

1.0 Introduction.....	2
2.0 Findings.....	3
2.1 Responses received	3
2.2 Location of Participants.....	3
2.3 Responses to 5 Key Questions.....	5
3.0 Conclusions.....	11

1.0 Introduction

Brunning & Price Limited (B & P) Contacted the Parish Council during July 2017, advising that they were interested in acquiring Tidbury Green Farm, as they believed that the building and its location have the desired attributes to make it an ideal site for one of their licenced eateries.

During September 2017 B&P delivered an informal presentation to the Parish Councillors, regarding their proposal to develop the house and barn at Tidbury Green Farm, with enlargements, into a licensed eatery.

B & P advised that they would be conducting their own succinct survey of resident's views, via a website that they have developed dedicated to providing details of their company and their proposal and plans for the site at Tidbury Green Farm.

Councillors discussed the proposal, however reached no agreed predetermined view. As it is the Parish Council's role to represent the views of Tidbury Green Parishioners, Councillors agreed that they should conduct their own survey, which would include a wider set of questions, to ascertain resident's views and concerns that they may have.

Undertaking this survey would hopefully furnish the Parish Council with Parishioners views on the proposal and these could be represented at appropriate stages of the consultation and planning process, should B&P decide to progress the proposal.

The survey questionnaire consisted of 5 key questions, aimed at ascertaining the opinions and concerns of Parishioners and assessing whether Parishioners were in favour or not of the proposed Public Eating House.

There were also several optional sections included in the questionnaire, where participants could provide post code and telephone number if they wished. However this was entirely discretionary and would have no impact on how the response would be assessed and analysed.

As detailed in the questionnaire, all responses were to be returned to the Parish Council Clerk, for collation and analysis.

The Clerk has summarised the key findings and these have now been presented to, and considered by, the Parish Council.

The purpose of this report is to evaluate the responses received from those Parishioners who participated in the survey and present the findings.

2.0 Findings

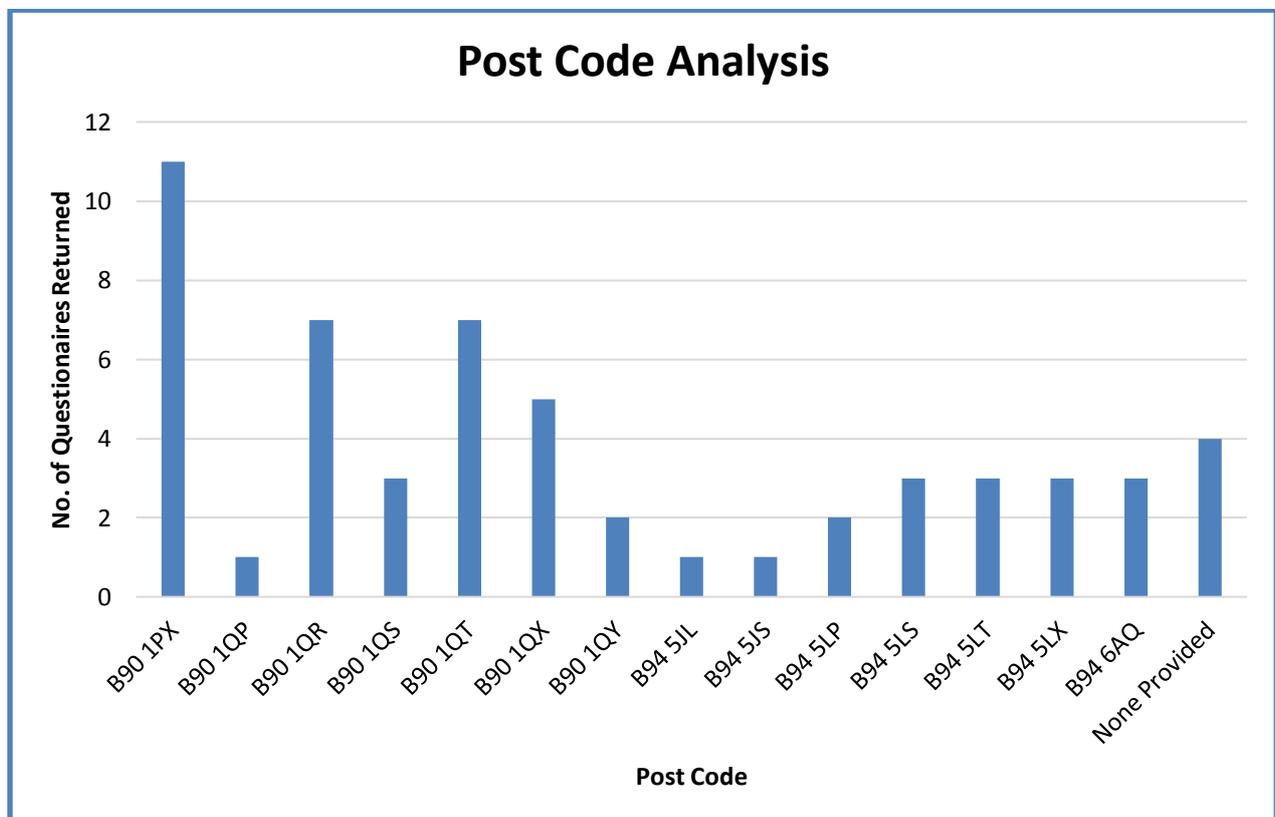
2.1 Responses received

56 completed questionnaires were returned, which is considered an excellent response rate, indicating that this is a subject that matters to people. This response rate will allow meaningful conclusions to be reached that represent the views of Tidbury Green Parishioners.

It was noted that some of the returned questionnaires did not have every question completed. Where this situation has occurred the findings included in this report are recorded as a “None provided” or “No Response”.

2.2 Location of Participants

As can be seen in the chart below, the four postcodes where the highest amount of parishioners responded are B90 1PX (Tilehouse Lane) B90 1QR (Lowbrook Lane) B90 1QT (Norton Lane) and B90 1QX (Fulford Hall Road). 30 of the 56 respondents (54%) came from these 4 post codes. Given that these 4 post codes are in close proximity to the proposed development, the results reflect what you would expect to see in these circumstances, with a higher proportion of people responding, that are most likely to be affected by the proposal.



The map below has been used to plot the postcodes of those that responded to the questionnaire. The red dots show the location and the larger the dot the more people that responded in that particular location. Again this demonstrates that Parishioners nearer to the proposed development, and therefore more likely to be affected, responded in greater numbers.

Approx. Location of
Proposed Development



2.3 Responses to 5 Key Questions

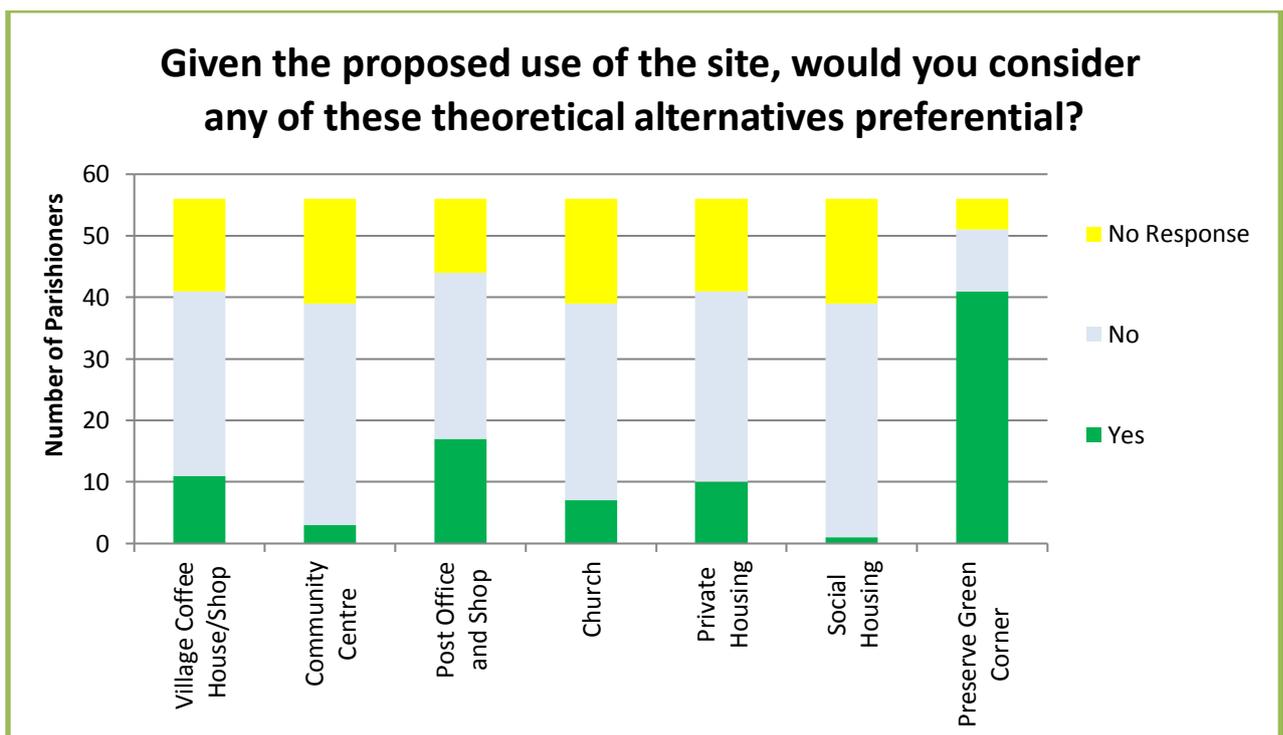
1/ Given the proposed use of the site, would you consider any of these theoretical alternatives preferential?

- Village Coffee House/Shop
- A community Centre
- A Post Office and Shop
- A Church
- Private Housing
- Social Housing
- Preservation of the Green Corner and Protection of Existing Listed Buildings in their Present State

The chart below clearly demonstrates that the majority of people (73%) would prefer the site to remain as a preserved green corner with the existing listed buildings protected in their present state. The next preferred theoretical use for the site, with a significant lower proportion of people selecting this in comparison to the primary choice was a post office/shop. 17 (30%) Parishioners selected this as something that they would like, as a theoretical alternative to the proposed use of the site.

The least popular theoretical use for the land was for social housing, with only 1 Parishioner out of 56 stating that they would consider this as a preferred option for the site.

These results indicate that whilst Parishioners would much prefer the site to remain as a preserved green corner with the existing listed buildings protected in their present state, they do not consider any of the suggested alternative theoretical uses of the site as preferential to the proposed public eating house.



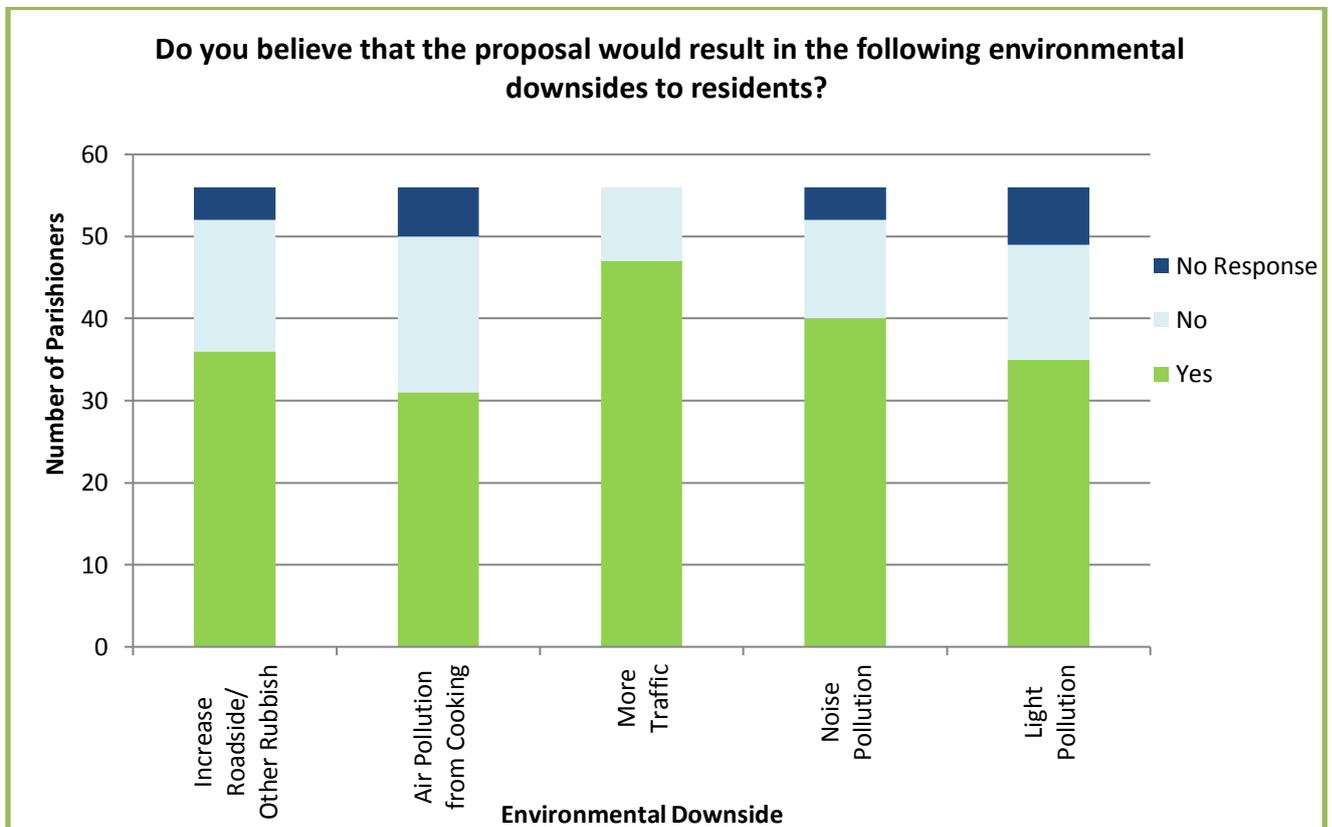
2/ Do you believe that the proposal would result in the following environmental downsides to residents resulting from the following:

- An Increase in Roadside or other Rubbish
- Air pollution from Cooking Meals on the Site
- More Traffic
- Noise Pollution
- Light Pollution

The chart below shows that Parishioners strongly believe that all of the listed possible environmental downsides would occur to a considerable degree as a result of the proposed development. Participants stated air pollution from cooking meals on the site, as the least likely associated environmental downside, however despite this there were still over half (55%) of Parishioners who believed that this would be an environmental downside.

Parishioners believe that the greatest environmental downside would be more traffic, with 47 (83%) of respondents stating this as an environmental downside

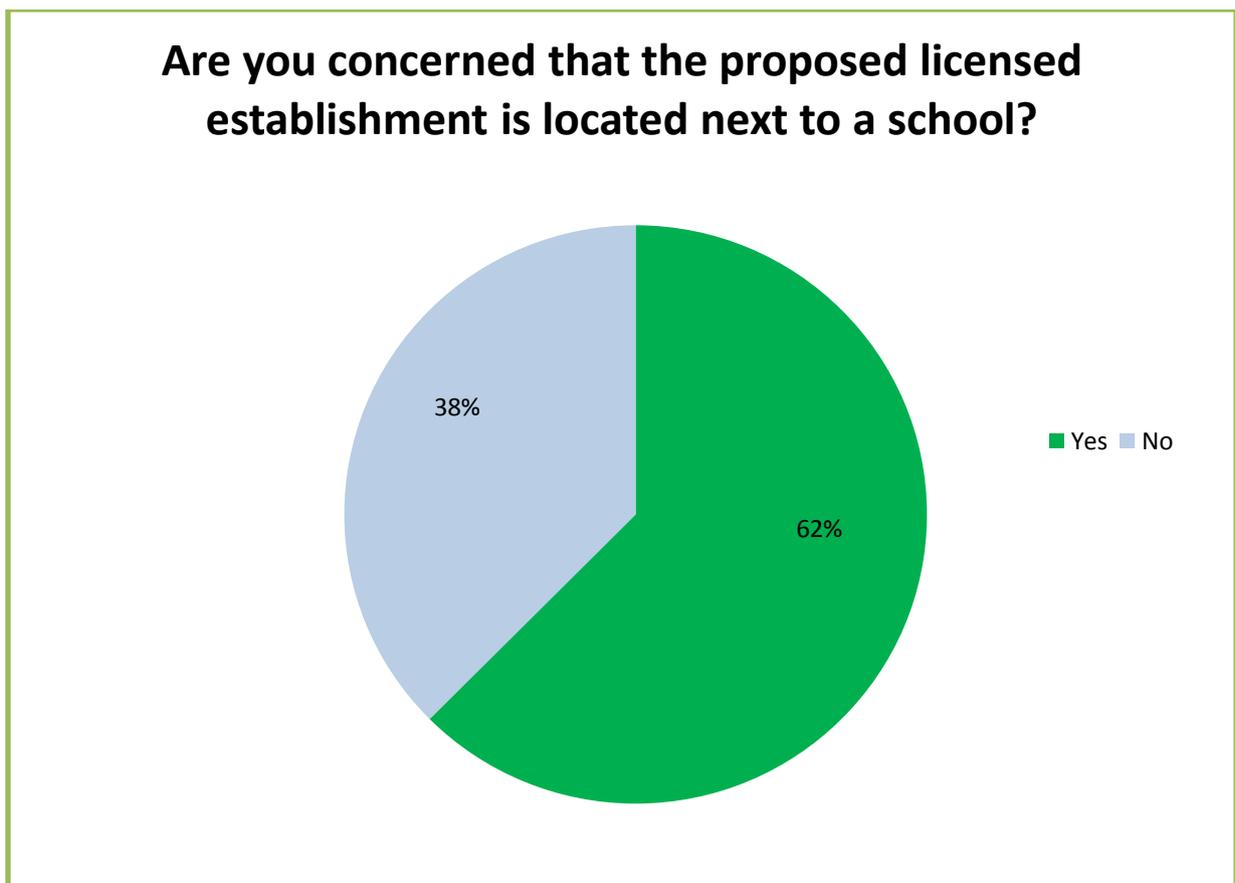
One Parishioner did comment that the potential associated downsides would be nothing in comparison to those that the new developments in the area will bring.



3/Are you concerned that this proposed licensed establishment is located next to a school?

As demonstrated by the chart below a large proportion of Parishioners who responded, did have concerns about the proposed Public Eating House being located next to Tidbury Green School. Several survey participants added notes raising particular worries about the establishment potentially suffering from some of the issues, including alleged drug dealing, which is associated with one local Public Eating House. The risk of such activity, particularly near a school where there are vulnerable children, was considered a major issue.

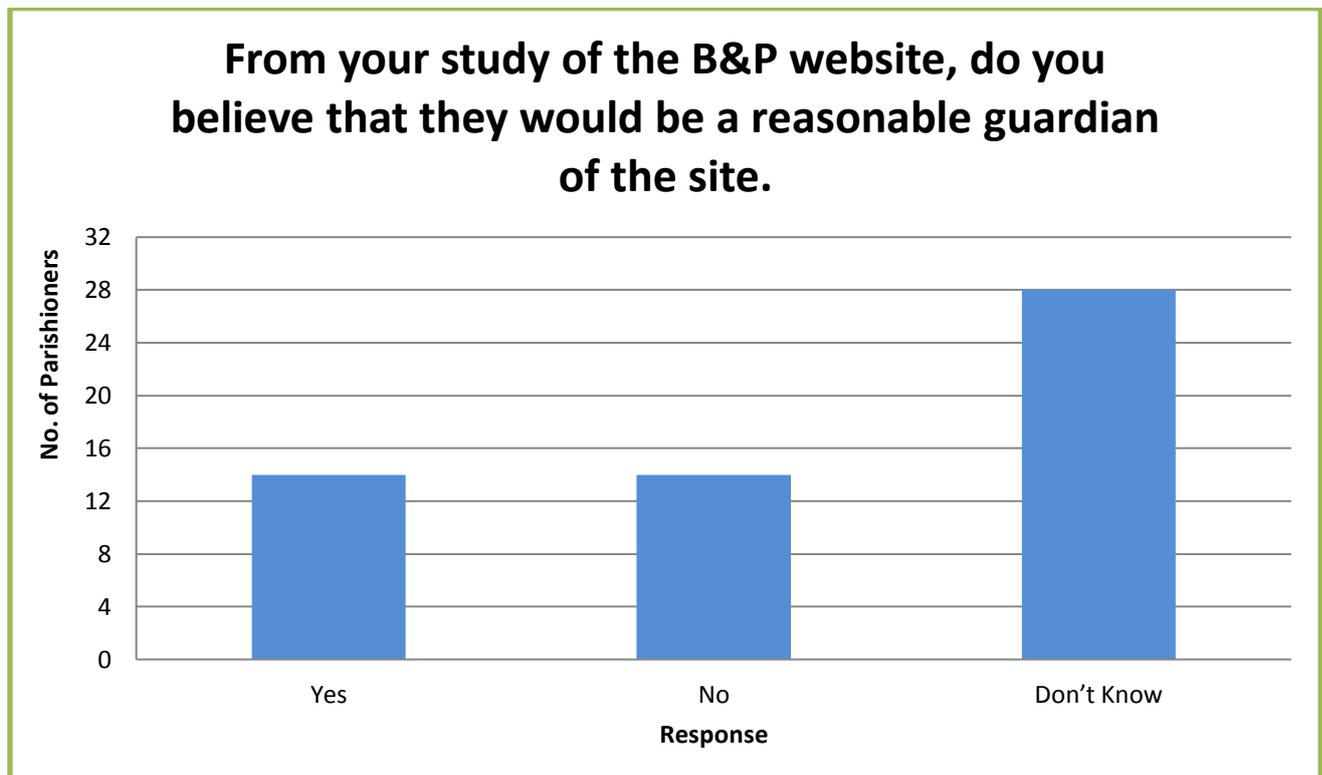
In contrast to the majority view, one person commented that they did not perceive a problem with the proposed establishment being located next to a school and referred to “The Farm” Monkspath as a successful example of where this happens.



4/ From your study of the B&P website, do you believe that they would be a reasonable guardian of the site?

The highest proportion of people who responded answered “Don’t Know” to this question. Of those that did have an opinion the split was identical between those who answered “Yes” and those who answered “No”.

Some Parishioners added notes stating that the reason for their “Don’t know” response was because they have never heard of B&P previously and that they do not know enough about them to reach an informed view. Also a number of people commented that the website was very general and did not provide them with the level of detail and plans to allow them to fully evaluate and respond to the question.



If No to Q4/ from your study of the B&P website, do you believe that they would be a reasonable guardian of the site, Reasons Why?

A number of those who responded “No” to question 4 stated their concerns relating to the issues that they believed would be generated if the proposal was pursued and allowed. The biggest concern related to increased traffic and congestion that would be observed in the area. Roads are already considered congested and this will be worsened with the new developments that are under construction or planned. People travelling to the proposed Public Eating House would further exacerbate the problem. Some Parishioners raised specific safety concerns associated with vehicles entering and exiting the proposed site, so near to such a busy crossroad, where there are already congestion issues. It is felt that the proposal would increase traffic at the crossroads and consequently elevate safety risks.

One Parishioner raised concerns about the entrance/exit planned for Dickens Heath Road, as they believed that it is too close to the junction and that it would cause increased back up of traffic along Dickens Heath Road, to the Crossroads, making it a dangerous location. They noted that some people who use the school currently park on Dickens Heath Road and that there is also a bus stop on Dickens Heath Road which leads to back up of traffic on this road. Adding an entrance / exit at this location will create more congestion, the Public House visitors may park on verges, all potentially adding to the current issues and creating chaos and further safety risks. The respondent was of the view that it should be situated as far away from the junction as possible.

There were also suggestions that the car park should be located as far up Dickens Heath Road as possible. In addition yellow lines need to be added to all four roads adjoining the crossroads, due to the risk that some people may park on the roads and verges rather than in the car park.

A number of other Parishioners raised or reiterated their concerns about rubbish and noise that would be associated with the establishment. One Parishioner stated that new pubs often look immaculate when first opened, however they are then left to become run down, with car parks deteriorating and ending up as dumping grounds. In addition to these points previously considered in the report, concerns regarding potential anti-social behaviour were raised and numerous Parishioners had concerns about the establishment attracting undesirable clientele, and issues such as drug dealing.

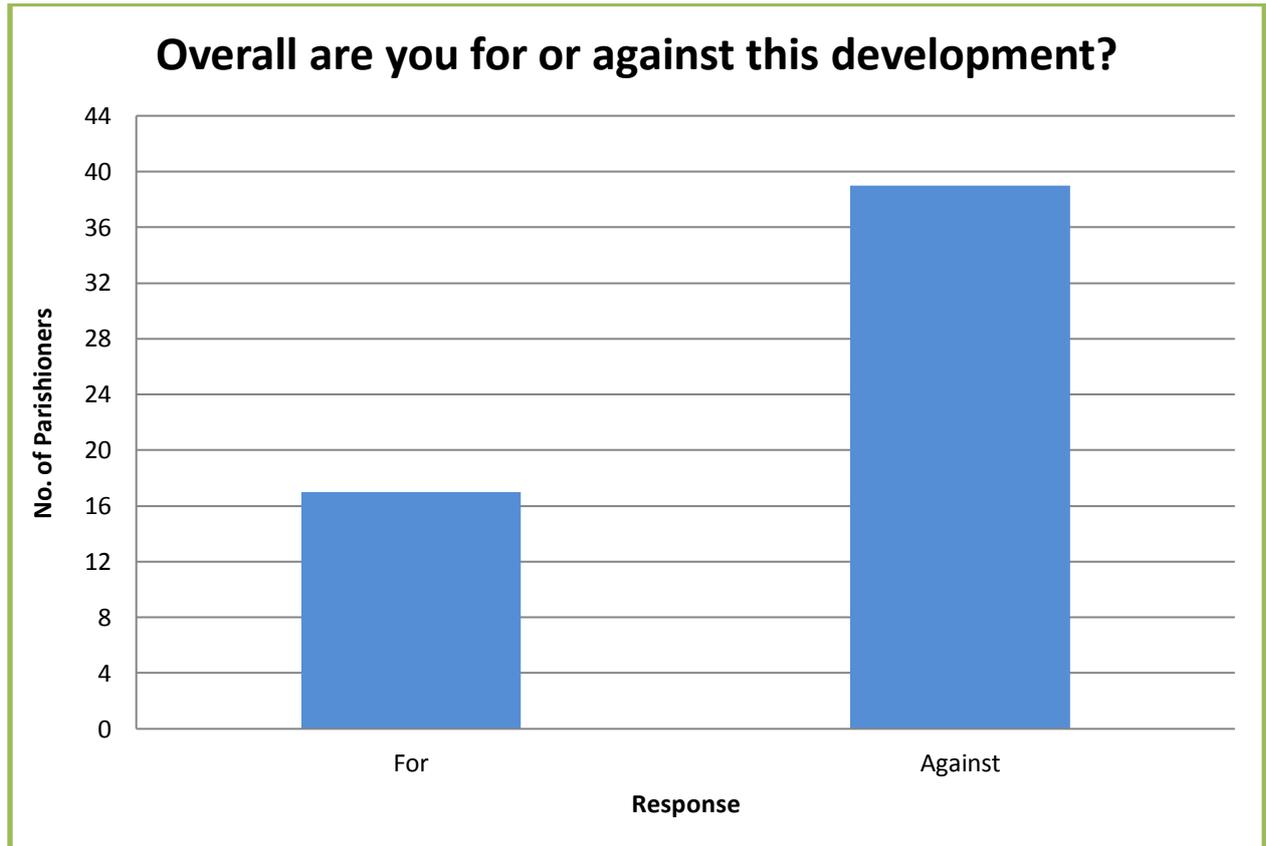
A relatively large number of those who responded “No” stated that they were concerned about the detrimental impact that the proposal could have on the environment. They cited the need to remove trees or hedgerows to accommodate the development as a real concern.

Several people raised comments regarding the general ethos of business, whereby the aim is to make the most profit as possible, putting the profit ethos ahead of residents, local historic buildings, neighbourhoods and the environment.

One person believed that there was a risk, following the opening of such an establishment, it could be sold on to persons who would not meet/ comply with terms or intended use of the buildings. Others stated that Tidbury Green does not need any Licenced Premises, as it already has enough pubs and eating places in the local vicinity.

5/Overall are you for or against this development?

As demonstrated by the chart below the largest proportion of people who participated in the survey (70%) were against the proposed development.



3.0 Conclusions

The response rate to the questionnaire and the quality of responses received were considered good. This has enabled some evidence based conclusions to be drawn from this survey.

Overall the survey results indicate that the majority of Parishioners who participated in the survey (70%) were against the proposal

A significant number (41 out of 56) would prefer for the site to remain as a preserved green corner with the existing listed buildings protected in their present state. Having said this, they did not consider any of the suggested alternative theoretical uses of the site as preferential to the proposed Public Eating House. This infers that whilst Parishioners would prefer the site to remain in its current state, if the site was going to be developed, a Public Eating House would be preferred in comparison to a numbers of theoretical alternative developments that could be sought for the site.

Parishioners who responded did believe that there would be a number of significant negative environmental impacts experienced in Tidbury Green if the proposed development was pursued and allowed. The greatest concern is increased traffic, with 47 (83%) of respondents stating this as an environmental downside and there were a number of congestion and safety concerns raised which are detailed in this report.

At least half of respondents also cited an increase in rubbish, air pollution from cooking at the site, noise pollution and light pollution as environmental downsides associated with the proposal.

Those who participated in the survey also had real concerns with the proposed Public Eating House being located next to Tidbury Green School. A number of Parishioners were particularly worried about the proposed establishment attracting criminal activity such as drug dealing to the area, particularly given the close proximity to the School.

A significant number of Parishioners who participated in the survey stated that they know very little about B&P and felt that their website was very general and did not provide them with the level of detail and plans that they would like to see. B&P have recently circulated letters to Parishioners of Tidbury Green, inviting them to an open afternoon/evening on Wednesday 11th October 2017. Hopefully this event has provided addition information and a greater level of detail of the proposal and plans that Parishioner's desire.

The Parish Council will use the findings of this survey to share views and concerns with B&P during the consultation process and if B&P do decide to pursue the proposal and submit a planning application, we will ensure that we will use the findings of the survey to represent the views of Parishioners when responding to Solihull MBC.